

SENECA ONE REALTY LLC

ONE HSBC CENTER - DOWNTOWN BUFFALO

FOR IMMEDIATE RELEASE

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One HSBC Center Keeping Businesses in Buffalo

Buffalo, NY/September 21, 2009 – Despite a tough national economy, One HSBC Center in downtown Buffalo is still going strong. Recently announcing a 98 percent occupancy rate, businesses are choosing not only to renew their leases at One HSBC Center, but also expanding the space they currently occupy.

Most recently the Canadian Consulate General did a thorough review of several other locations before deciding to stay in Buffalo and increased the amount of space it occupies by 50 percent signing a new long-term lease for 35,700-square-feet (the entire 30th floor, plus most of the 31st floor).

Carey Anderson, of J.R. Militello Realty, who represented the Canadian government in its lease said, “The Canadian government’s process called for a detailed analysis of market options against certain unique criteria and we were pleased that the downtown market offered a number of viable alternatives to meet their requirements.”

The Buffalo office of the Consulate General has occupied space in One HSBC Center for over 25 years. The office administers trade, political and various international relations

programs, which service most of New York State, western and central Pennsylvania and West Virginia.

“This is very good news for the center. The Consulate General has been a long and valued tenant and we’re thrilled to retain them”, said Stephen Fitzmaurice, Chief Operating Officer of Seneca One Realty LLC.

Other tenants continuing to do business in Buffalo at One HSBC Center include: PricewaterhouseCoopers LLP, who have offices in 749 cities around the world and decided to extend their lease through 2014, and Seymour H. Knox Foundation Inc. who extended their lease through 2014 for their 38th floor suite.

Seneca One Realty, a group of New York City based investors, purchased the 40-story, 1.2 million-square-foot HSBC Center building in January of 2005.

Standing as the tallest building in Buffalo, One HSBC Center is the most prominent, recognizable building in downtown Buffalo and 5 percent of Buffalo’s working population work in the building. One HSBC Center is also home to HSBC Bank USA N.A., Phillips Lytle LLP, The John R. Oshei Foundation, Harold C. Brown & Co. LLC, and SoftBank Capital.

About Seneca One Realty LLC

Seneca One Realty LLC is the owner and manager of One HSBC Center, a commercial office tower located in downtown Buffalo just steps away from the developing waterfront. Built as an example of modernist style architecture, the prestigious 40-story tall structure dominates the downtown skyline. Striking office space provides a spectacular 360-degree view of the city, Niagara Falls, Southern Ontario and Lake Erie. One HSBC Center’s prestigious tenant roster includes the Canadian Consulate General, George F. Phillips, Jr., HSBC Bank USA, N.A., Harold C. Brown & Co. LLC, Phillips Lytle LLP, PricewaterhouseCoopers LLP, The John R. Oishei Foundation, The Seymour H. Knox Foundation, Inc. and UBS Financial Services. For more information on One HSBC Center, go to www.onehsbc.com.

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